

Crown Estates Ph I & II HOA Board Meeting

Meeting Minutes

September 24, 2025

Call to Order 7:00 p.m.

Roll Call

☒ Beth Gravley, President

☒ Bob Marsh, V.P.

☒ Amy Campbell, Secretary/Treasurer

☐ Reve Oviedo, Board Member (excused)

☒ Thavy Hing, Board Member

☒ Ming Lin, Board Member

Quorum ☒ Met ☐ Not Met (Requirement references: Board Meeting Majority: 4 of 6; Annual Meeting 34%: 10 of 28 Members; Changes to Bylaws: 2/3rds of a meeting where quorum is present: 7 of 10 Members)

Additional Attendees Roy Gravley, Sam Bateman

Approval of minutes from last meeting: Unanimously Approved Board Meeting minutes from 9/18/2024

Treasurer Report: Unanimously Approved

Old Business

- Phase II street signs – The signs requiring replacement were purchased 9.30.2024. Bob Marsh, Ming Lin, and Roy Gravley uninstalled the old ones and replaced the new ones in October which saved Phase II the expense of labor which was estimated to be \$100.00 show up fee and then hourly after that.

New Business

- Thank you to everyone who keeps their own lot and area cleaned up and looking nice for our HOA and helping to maintain property values as a neighborhood.
- Also, a shout out to those who extend that attention to other areas of our neighborhood.
 - Bob, Roy, and Beth trimming trees along 127th
 - Bob and Beth spraying weeds along our phase II streets
 - Beth and Roy for raking, weeding, and pruning the corner common ground on 12th & 26th
 - Roy, Ming, Beth cleaning along 12th way and 26th Place (weeding, raking, blowing, bamboo roots, pruning maple tree)
- As a friendly reminder email sent on 8.9.2025. - **Crown Estates CC&Rs** set clear expectations for front-yard maintenance to preserve the beauty, safety, and value of our neighborhood. **Per Article V, Section 5.21 – Trees, Vegetation, and Landscape Maintenance:** “Each Lot Owner or Resident is responsible for trees, vegetation, and landscape maintenance on their respective Lot. All Lots shall be kept in a neat and orderly condition in order to maintain property values and not create a nuisance and/or unsightly appearances. Front lawns must be kept watered, unless watering restrictions are in effect, mown at regular intervals and free of weeds. Front yards with stones instead of grass must be kept free of weeds and debris.”

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- As a reminder, Article 5.21 of our CC&R's states that arborvitae must be trimmed and maintained at a maximum height of eight (8) feet, unless a homeowner has a documented grandfathered exception. For those with an exception, arborvitae must still be maintained at the height recorded at the time the exception was granted. At that time, no arborvitae exceeded twelve (12) feet, and therefore none should be that height. These requirements are in place not only to ensure compliance with our CC&R's, but also to be considerate of neighbors, particularly in preventing side-yard impacts and avoiding the blocking of sunlight into backyards.
- 2026 proposed budget to present at Annual Meeting Unanimously Approved
- One more year until the end of the term for the current Board of Directors – Please let us know if anyone is interested in serving on the Board. It is time for other homeowners to serve
- Next year it will be time for seal coat and crack repairs on our street in Phase II. We are working on finding licensed contractors and getting estimates.
- Bob Marsh will work on reserving the library for our annual meeting in January 2026.
- Please do not hand out Beth's land line phone number. It is unlisted and only used selectively. If some wishes to contact the president, they can do so using the contact information on our website crownestatehoa.org using the posted email or phone.

Adjournment: 7:15